

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV074249

To: Loutwan S. Hutchins a/k/a Loutwan Hutchins; United States of America, Secretary of Housing and Urban Development; Iowa Finance Authority; Unknown spouse, if any, of Loutwan S. Hutchins; Parties in Possession; Credit Acceptance Corporation

You are hereby notified that by virtue of a special execution, to me directed, and issued out of the office of the Clerk of the District Court of the State of Iowa, within and for Cerro Gordo County, upon a judgment rendered in said Court in favor of Idaho Housing and Finance Association and against Loutwan S. Hutchins, in Rem for the sum of ONE HUNDRED THOUSAND NINE HUNDRED SIXTY-TWO & 95/100 (\$100,962.95) Dollars, debt, and TWO HUNDRED FIFTY-FIVE & 00/100 (\$255.00) Dollars, costs, and TWO THOUSAND SEVEN HUNDRED & 00/100 (\$2,700.00) Dollars, attorney's fees, I have levied upon the following described Real Estate In Rem to wit:

Lot Eight (8) in Block Two (2) in Youngblood's Addition to Mason City, Iowa
Local address: 303 S Louisiana Avenue, Mason City, Iowa

and on the 15th day of July, 2025, at 9:30 o'clock AM, at the front door of the Cerro Gordo County Law Enforcement Complex, 17262 Lark Avenue, Mason City, Cerro Gordo County, Iowa, I will proceed to sell the same in satisfaction of said execution, together with all legal costs accruing.

 Redemption: After sale of real estate, may redeem the property within

 X This sale is not subject to redemption.

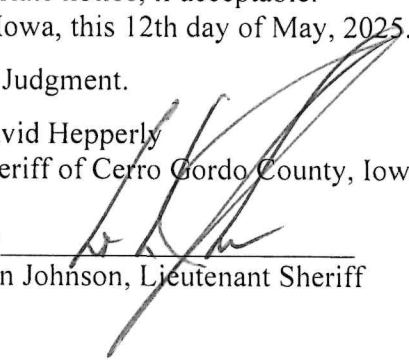
 X Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Dated at the Sheriff's Office in Mason City, Iowa, this 12th day of May, 2025.

Terms of Sale: Cash, Certified Check or Receipt on Judgment.

Emily Bartekoske
SouthLaw, P.C.
4601 Westown Parkway, Suite 250
West Des Moines, Iowa 50266
Attorneys for the Plaintiff

David Hepperly
Sheriff of Cerro Gordo County, Iowa

By 
Lon Johnson, Lieutenant Sheriff